

TRANSFER
TAX
PAID

41-82

WARRANTY DEED
011086

KNOW ALL MEN BY THESE PRESENTS, that UNION/FRONT CORP., a corporation duly existing under the laws of the State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by J. J. DEVELOPMENT CORP., a corporation duly existing under the laws of the State of Maine, whose mailing address is Route 1, Box 9, No. Edgecomb, ME 04556

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain sell and convey unto the said J. J. DEVELOPMENT CORP., its heirs and assigns forever,

A certain lot or parcel of land situated in the City of Waterville, County of Kennebec and State of Maine and more particularly bounded and described as follows:

Beginning at an iron pin set on the southerly right of way line of Lincoln Street at the northeasterly corner of land now or formerly owned by Amy K. Jones, being the same conveyed to her by deed of Gerald Tardiff et al., dated July 31, 1972 and recorded in the Kennebec County Registry of Deeds, Book 1593, Page 858; thence S 01° 27' 32" E along said Jones' easterly line a distance of one hundred and no one hundredths (100.00) feet to an iron pin; thence S 88° 32' 19" W along said Jones' southerly line a distance of seventy-five and no one hundredths (75.00) feet to an iron pin in the easterly line of land now or formerly of William L. & Louise H. Alley, being the same conveyed to them by deed of Ralph R. Esty et al., dated December 9, 1972 and recorded in said Registry in Book 2527, Page 108; thence S 01° 27' 32" E along said Alleys' easterly line a distance of three hundred twenty-eight and nineteen hundredths (328.19) feet to an iron pin; thence S 88° 42' 08" W along said Alleys' southerly line of the southerly line of a proposed street within the Union Farm Subdivision, known as Jefferson Street, a distance of Seven Hundred Forty-Four and Sixty-One Hundredths (744.61) feet; thence S 65° 57' 07" E a distance of Four Hundred One and Sixty-Two Hundredths (401.62) feet to a point; thence S 16° 27' 53" W a distance of Fourteen and Twenty Seven Hundredths (14.27) feet to a point; thence S 65° 59' 07" E a distance of Four Hundred Forty-Two and Fifty-Seven Hundredths (442.57) feet to a point N 51° 28' 23" E to a point on the northwesterly line of land now or formerly owned by KMD Associates, being the same conveyed to them by deed of Doctors Office Building, Inc., dated October 19, 1982 and recorded in said Registry in Book 2516, Page 304; thence N 51° 28' 23" E along said Associates northwesterly line and the northwesterly line of Doctors Office Building Realty Trust a distance of One Thousand Three Hundred Thirty-Nine and Two Hundredths (1,339.02) feet to an iron pin on the said southerly right of way line of Lincoln Street; thence S 88° 32' 19" W along said line of Lincoln Street, formerly the southerly line of the Waterville, Fairfield and Oakland Railway, a distance of one thousand fourteen and four hundred sixty-five thousandths (1,014.465) feet to the iron pin at the point of beginning.

Subject to a thirty and no one hundredths (30.00) foot wide permanent easement to the Waterville Sewerage District by deed of Hubert and Maggie Jean Brooks, dated June 15, 1972 and recorded in said Registry in Book 1585, Page 827.

Subject to rights of Central Maine Power Company along said Lincoln Street.

The courses and distances given in the above description are from a survey of land of Hubert Brooks by K & K Surveyors, Inc., dated September, 1981.

Meaning and intending to convey a part of the premises conveyed to Union/Front Corp. by deed of Hubert Brooks and Maggie Jean Brooks, dated August 7, 1987 and recorded in Kennebec County Registry of Deeds, Book 3210, Page 130.

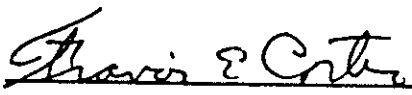
To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said J. J. DEVELOPMENT CORP., its heirs and assigns, to them and their use and behoof forever.

And it does covenant with the said Grantee, its heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances; that it has good right to sell and convey to the said Grantee to hold as aforesaid; and that it and its heirs, shall and will warrant and defend the same to the said J. J. DEVELOPMENT CORP., its heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said UNION/FRONT CORP., joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, has hereunto set its hand and seal this 9th day of June, 1988.


Signed, Sealed and Delivered
in presence of

UNION/FRONT CORP.



FRANCIS E. CARTER

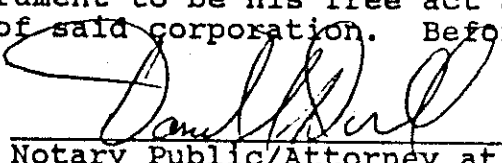
By


MARK J. NALE
Its duly authorized
Vice President

STATE OF MAINE
County of Kennebec

June 9th, 1988

Then personally appeared the above named Mark J. Nale, in his capacity as Vice President of Union/Front Corp. and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation. Before me,


Notary Public/Attorney at Law

DANIEL J. DUBORD

RECEIVED KENNEBEC SS.

1988 JUN -9 PM 1:31

ATTEST: 
REGISTER OF DEEDS